

What's the Problem?

There are a number of problems with the drainage, roadways, stormwater facilities and non-motorized connections in Rustic Hills Subdivisions¹ and 2 that must be improved.

- Gravel from the roadways has filled in the roadside ditches, obstructing the drainage system and impacting residents' driveways and yards.
- Inadequate stormwater management through the subdivision is creating drainage and water quality issues.
- The current surface treatment on the subdivision roadways has caused a rough surface that is difficult and sometimes unsafe to drive on, an inadequate level of service, and maintenance that is not cost-effective.
- Access and connections for non-motorized users, such as equestrians and pedestrians, is not adequate.

The City is going to fund and construct needed improvements to drainage, roadways, stormwater facilities, and non-motorized connections in the public rights-of-way.

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The City of Colorado Springs considers the following items to be non-negotiable elements of the Rustic Hills Drainage and Capital Improvements Study.

- * In order to protect and maintain public safety, all infrastructure-related solutions will be developed within the context of local, regional, state and federal design standards and regulations.
- * All subdivision streets are publicly owned through deeded rights-of-way. To invest City taxpayer dollars wisely and to solve safety and drainage problems, the street surface throughout the subdivision must be improved.
- * Drainage improvements in the public rights-of-way must be made, including re-establishing the road crown and ditches and potentially removing trees.
- * To improve stormwater management and water quality, a detention pond must be designed and constructed on the east side of the subdivision adjacent the trail embankment.
- * Design and construction of necessary capital improvements will be phased, with street improvements and the detention pond scheduled first. The implementation timeline is dependent on passage of an April 2017 City ballot measure related to funding of stormwater projects.
- * The City is responsible for funding the needed improvements to streets and drainage facilities in the publicly-owned rights-of-way and will continue to be responsible for maintenance of both.
- * The City welcomes the active involvement of all homeowners in the subdivision in this collaborative process to make decisions about needed capital improvements.
- * Final project decisions will be made by City Public Works/Public Works Director regarding improvements, funding, and implementation timeline.